

TO LET

69-75 HIGH STREET, HOLYWOOD, BT18 9AQ

PROMINENT OFFICE SUITE OF C. 1,145 SQ FT WITH ON-SITE CAR PARKING

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

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FEATURES

Prime location in Holywood Town Centre

Comprising 1,145 sq. ft. of refurbished office space

On-site parking to the rear

In close proximity to the A2 providing strong road networks.

LOCATION

Holywood is a small seaside town situated approximately 5 miles Northeast from Belfast City Centre, with access to the main arterial routes via the A2 dual carriageway and public transport provisions.

The suite is in close proximity to the Port of Belfast, a 4 minute walk from Holywood Train Station and approximately 4 miles from Belfast City Airport.

Holywood is an affluent town and an acclaimed residential location. It also comprises a variety of commercial occupiers, ranging from local café/coffee shops to Subway and Tesco's, as well as a number of professional services firms.

DESCRIPTION

The office suite is located on the first floor, accessed via a small common entrance to the rear of the building.

The suite has been recently refurbished to include carpeted flooring, plastered and painted walls, perimeter trunking and gas heating.

The subject suite comprises a large open plan office, a board room and a private office. The suite is light and bright with windows and skylights facing onto High Street. The suite includes a small terrace overlooking High Street.

The property benefits from a communal kitchen, W.C.'s and 2 car parking spaces to the rear of the building, with 24 hour electric controlled barrier access.



First Floor, 75 High Street, Holywood

ACCOMMODATION

Approximately 1,145 Sq. Ft. (106.37 Sq. M).

SERVICE CHARGE

Details provided upon request.

RENT

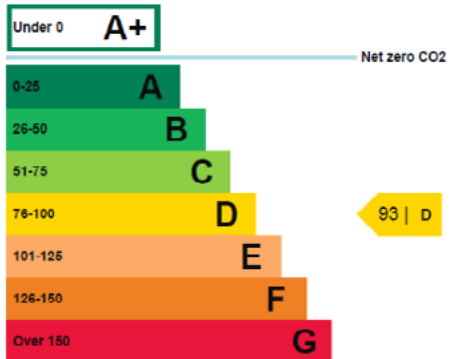
Rent on application.

TERM

Negotiable.

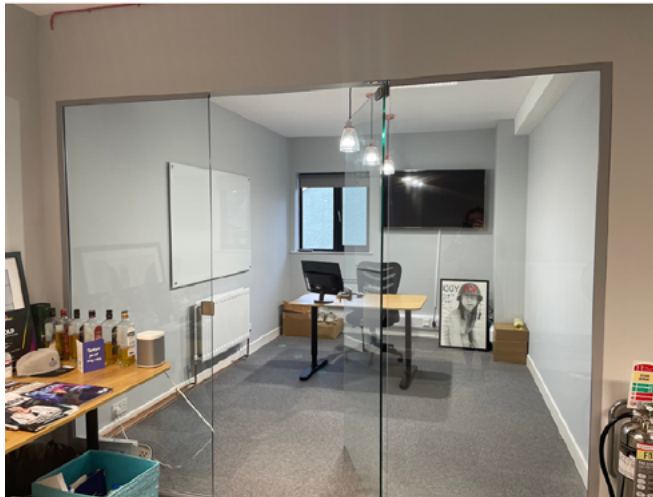
EPC

The property has an EPC rating of D93. A full certificate is available on request.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



LOCATION



RATES PAYABLE

We have been advised by Land and Property Services of the following;

Net Annual Value	£
Rate in the £ 22/23	
Payable	£

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

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For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

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